



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 3, 2008

PRESENT: Hart, Hinkle, Martin, Maxey, Monti
ABSENT: None
LATE: None
STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chairman Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

MARCH 20, 2008:

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE MARCH 20, 2008 MEETING

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
ABSENT: NONE

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PUBLIC HEARING:

- 1) **SITE REVIEW AMENDMENT, SRA-82-02: PEAK-TAYLOR WHEELER/PACIFIC HILLS MANOR:** A request for approval of a screened storage area, and modification of site landscaping on an existing developed property. The property is located in a R-3 (c) zoning district at 370 Noble Ct.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION AS PRESENTED. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
ABSENT: NONE

BOARD MEMBER MONTI STEPPED DOWN FOR AGENDA ITEMS 2 & 3.

- 2) **SITE REVIEW, SR-07-14: MONTEREY-ALCINI/PINN BROTHERS:** A request for site, architectural and landscape plan approval of a 32 unit/10,714 sq. ft. commercial, mix use project proposed on a 1.6-acre site located on the northeast corner of the intersection of Monterey Rd. and Bisceglia Ave.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

1. The following plant palette changes shall be included in the final landscape plans prior to the issuance of building permit.
 - Dietes Bicolor shall be changed to Dietes Iridioides.
 - Use Cercis Canadensis as the street tree on Bisceglia.
 - Switch the Quercus Agrifolia to Quercus Suber.
2. The drive-aisle connection to the adjoining property may be eliminated. The final adjusted site plan and revised drive-aisle configuration on eastern adjacent property shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY,
NOES: NONE
ABSTAIN: NONE
ABSENT: MONTI

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- 3) **SITE REVIEW, SR-07-15: SAN PEDRO-ALCINI/PINN BROS:** A request for site, architectural and landscape plan approval of a 12 unit residential development and common area proposed on a 1.66-acre site located on the northwest corner of the Church St and San Pedro Ave. (APN 817-01-001)

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

Other Condition III C Building Design shall be amended to read as follows:

- C. Applicant shall seek City Council approval of an RPD amendment to allow for the roof heights/pitch shown on the submitted plans. Approval of the plans by the ARB is contingent upon City Council approval of the height exception for both the main and accessory structures.

The following condition shall be added:

1. The following plant palette changes shall be included in the final landscape plans prior to the issuance of building permit.
 - Dietes Bicolor shall be changed to Dietes Iridioides.
 - Use Cercis Canadensis as the street tree on San Pedro and Church Ave.
 - Switch the Quercus Agrifolia to Quercus Suber.
 - The horse-shoe pit at the bottom of the detention pond shall be eliminated.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY,
NOES: NONE
ABSTAIN: NONE
ABSENT: MONTI

ANNOUNCEMENTS: None

ADJOURNMENT: Board member Martin adjourned the meeting at 8:25 p.m.

MINUTES PREPARED BY: _____
Terry Linder, Meeting Coordinator